



## Park Rules

The following rules of occupation are for the good management of Mobile Home Parks and the benefit of all who use them. Where Agreements for the occupation of Mobile Home pitches are entered into, these rules form part of the Agreement. **These Rules apply to everyone using the park.**

1. Only Mobile Homes of proprietary manufacture which conform to the definitions contained in the Caravan Sites and Control of Development Act 1960, the Caravan Sites Act 1968 and the Mobile Home Act 1983 **updated in 2013** are accepted.
2. Mobile Homes must be kept in sound and clean condition, decoration and external colour must be maintained to the satisfaction of the Site Owner. Wheels must not be removed, nor the Mobile Home repositioned without permission. No external alteration of or addition to the Mobile Home or pitch is permitted without the prior approval of the Site Owner.
3. The Occupier is responsible for the cleanliness of the Pitch which must be kept clean and tidy at all times. Also the area underneath the Mobile Home must be kept clear.
4. The Mobile Home may be used by the Occupier and members of his permanent household and bona fide guests only (and in any event for the occupation of such number of persons as shall not exceed the specified number of berths). No subletting or renting is permitted by the occupier.
5. Occupiers are responsible for ensuring that electrical and gas installations and appliances comply at all times with the requirements of the institution of Electrical Engineers and/ or other appropriate Authorities.
6. The Occupier must not permit waste water from sinks/toilets or appliances to be discharged onto the ground. Where water is not separately metered or rated the use of hoses is restricted to a minimum except in the case of fire. Those unable to lift buckets or watering cans may use a hose for watering etc. The items listed on the last page of this document must not be put into the drainage system as they will cause blockages and pumping station failures.
7. The Occupier is responsible that all household refuse is deposited in approved containers which must not be overfilled and all cardboard must be flattened. No rubbish of any kind is to be left on the floor or anywhere in the recycling compound other than in the approved container.
8. Musical instruments, record players, radios, TVs, other appliances and motor vehicles must not be used to cause nuisance to other residents, especially between the hours of 10.30 p.m. and 8 a.m.

Admin Office: Buchanan House, The Broadway, Crowborough, East Sussex, TN6 1DA

Freephone: 0800 3688799 eMail: [accounts@stargladeparks.com](mailto:accounts@stargladeparks.com)

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## Petty Char Ltd

9. All vehicles must be driven carefully on the park not exceeding the speed limit of FIVE M.P.H. using the one way system. Vehicles must keep to authorised parking spaces and to the roads, which must not be obstructed. Vehicles must be taxed and insured as required by law and drivers must hold a current driving license and insurance. Disused vehicles must be removed from the park. The prior written approval of the Site Owner must be obtained before parking commercial vehicles. Vehicles parked on site must be provided with hard standing by the Resident vehicle owner. Visitor parking must not be used as permanent spaces for resident's 2<sup>nd</sup> vehicles without written permission from the Site Owner.
10. Storage sheds, fuel bunkers or other structures are only permitted with the approval of the Site Owner and where permitted must be of a design and size approved by the Site Owner and constructed of a non-combustible material.
11. Private gardens where permitted, must be kept neat and tidy. The planting of trees and shrubs is subject to the Site Owner's prior approval of types and position. Trees and shrubs may not be cut down, removed or damaged and gardens will be left intact when the Occupier vacates the pitch.
12. Washing lines are to be reasonably screened from public view, wherever possible.
13. Pets, where permitted at the Site Owner's discretion, must be kept under proper control and not allowed to foul any areas of the Park. Where any pets foul on any area of the park including another resident's pitch it is the duty of the pet owner to clear it up immediately. Dogs must be kept on short leashes at all times to ensure they are under the owner's control. In the interest of quiet enjoyment of the park persistent barking of dogs may result in permission for them to reside on the park being revoked. Permission for new pets and for existing pets of new residents must be obtained from the park owner prior to their arrival on the park.
14. The Occupier is responsible for the conduct of visiting children in his/ her custody and of visitors. No children are to reside on the park.
15. It is forbidden to carry offensive weapons, or other objects likely to cause offence on the park, or to interfere with or disturb any flora or fauna on the park.
16. Everyone using the park is required to comply with the regulations of the Site License which is displayed on the information board, water authority or any other Statutory Authority.
17. Access is not permitted to vacant pitches or areas under development. Building materials or other plant must be left undisturbed.

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18. No commercial enterprise or business activities may take place on the Park without the prior permission of the Site Owner.
19. Only 1 for sale board may be displayed by residents with homes for sale.
20. The park is for residents aged 45 & over. Nobody under 45 can have permanent residency.
21. Motorhomes, caravans and commercial vehicles may not be permanently kept on the park. They may be parked on private parking spaces for a reasonable length of time for loading and unloading between use.
22. Where there are coded entrance gates to the park residents must not give the code to visitors or tradesmen. The telephone entry system is to be used for all non-residents entry. Emergency services may be given the code during the 999 call to avoid delayed arrival to the emergency.
23. Small caged bird feeders are permitted, larger open style bird feeders are not permitted due to them encouraging larger breeds of birds at early hours and various other vermin such as rats, which cause both nuisance and health and safety issues. Leaving out any other food for animals is not permitted for health and safety reasons.
24. Under no circumstances will the site owner make good or accept responsibility or liability in respect of damage, theft or loss of any vehicle or other property, in the mobile home or left on any other area of the park by the occupier or their family or guests. Occupiers are responsible for insuring their homes and providing evidence of this at every annual **CPI** review.
25. All Pitch Fees are to be paid by monthly standing order, all utilities must be paid within 14 days of the receipt of the monthly bill.
26. All homes may be sold or gifted using the forms under the terms of the Mobile Homes Act 2013.

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The following items must not be put into the drainage system regardless of whether there is a pumping station on the park. These items cause major blockages and damage to the drainage system and it is only apparent there is a blockage when the sewage starts to back up into homes.

- Cooking fats, oils or grease from cars or lawnmowers
- Coffee grinds
- Egg shells
- Produce stickers
- Chunks of garbage
- Feminine hygiene products
- Baby wipes and similar cleansing wipes
- Paper towels
- Flushable cat litter
- Rags
- Condoms
- Motor oil, transmission fluids, anti-freeze or other toxic chemicals
- Solvents, paints, turpentine, nail polish, polish remover
- Flammable or explosive substances
- Corrosive substances that are either acidic or caustic
- Prescription and over-the-counter medications

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# Petty Char Ltd

## Petty Char Pets Ownership

Please complete this page to enable us to register your pets as approved. Before acquiring or replacing a pet you must seek written permission from Starglade in advance.

Species	Breed	Colour	Age
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